



Mansfield Board of Education

School Buildings Project Recommendation to Mansfield Town Council

May 24, 2010

Board Members

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INTRODUCTION

The Mansfield Board of Education, at our meeting on Thursday, May 13, 2010 voted to endorse and recommend to the Town Council Option E from the Family of Options presented by the School Building Committee. Namely, to conduct the renovations at the Mansfield Middle School as outlined in the proposal and to build two new elementary schools, replacing and closing our three existing elementary schools. The sites of the two new schools should be determined after further analysis.

This report outlines the process the Board has undergone to arrive at this recommendation, along with the reasons the Board supports it. It also provides additional information, considerations and concerns for the Council to consider.

As the Council considers this recommendation, the Board stands ready to participate in the process and aid in any way needed. In fact, as the Council moves the project forward, the Board hopes to play a leadership role, along with the Building Committee, in the design and implementation of any school building project.

PROCESS

The initial request from the Board to the Council in 2005 was for the creation of a building committee "to review the capacity and condition of the town's four school buildings, with respect to current needs and future expansion." The Council directed the Building Committee to specifically review various key issues, including security concerns, roof replacements and other basic facility needs in addition to enhancing the library/media centers in the elementary schools. The history of the building committee's work is fully outlined in their March report to the BOE and Town Council.

The Board has closely followed the work of the Building Committee since its inception. During that time, three different BOE chairs have served on the committee, providing regular updates to the board. Board members attended many of the public forums over the years, carefully listened to analysis and debate and gathered facts and data about the various options. Board members studied educational research regarding optimal school size and the effect that facility improvement can have on student achievement. Board members visited larger schools in various communities, together with Building Committee members and other town citizens.

In January and February of this year, the Board hosted the Building Committee at each of the four schools. This series of public presentations provided an opportunity for Mansfield residents to tour each school, see a presentation on the various options being considered, offer comments, and have questions answered.

Since then, the following events have taken place:

- Board members attended the March 15th SBC public informational meeting at the middle school.
- The SBC has appeared at two different board meetings, answering questions in detail, including many on Option E, which was added after March 15th.
- Mansfield's Director of Finance and Director of Facilities Management have appeared at almost every Board meeting, providing information and answering board member's questions.
- Mansfield's Director of Planning has appeared at two BOE meetings for the same purpose.
- The Board's Personnel Committee invited teachers and administrators to provide input for the Board to consider when making its recommendation.
- The League of Women Voters and Mansfield Advocates for Children co-sponsored a forum about the various options on April 13th. Panelists included Dr. Sally Reis and Dr. Anyisia Mayer from the Neag School of Education at UCONN, Kathy Dorgan, an architect, Ande Bloom, EHHD Health Education Program Coordinator, Matt Hart, Mansfield Town Manager and Cherie Trahan, Finance Director. Most Board members attended and we have included those viewpoints in our considerations.
- At BOE meetings on April 15th and April 27th, teacher representatives engaged in a facilitated discussion regarding the educational pros and cons of each option. The representatives also presented responses to a series of questions from Board members that were answered online, anonymously, by about 28% of their membership. These questions focused on the various educational advantages and disadvantages of each of the options.
- Our school administrators appeared at the April 27th Board meeting and provided valuable insights on each of the options.
- The Board Chair and Superintendent of Schools attended parent/teacher group meetings at each of the four schools during late April and early May. They were joined by several Board and SBC members to answer the group's questions.
- Representatives of the four parent/teacher groups were invited to a special Board meeting on May 6th to present feedback and the viewpoints of their members. They then participated in a facilitated discussion with the Board on the various options and concerns.
- At each BOE meeting, members had an opportunity to discuss and debate the recommendation. Also, we have relied on the expert advice and views of our Superintendent of Schools, Fred Baruzzi.
- At our meeting on May 13th, the Board voted 8-1 to endorse Option E as referenced in the introduction.

CONCLUSIONS

- The parents, teachers, administrators, town officials and citizens of Mansfield care very deeply about our schools and what is best for the children who attend them. The level of interest and thoughtfulness of feedback has been impressive.
- The age and condition of our schools, particularly in light of the declining enrollment over the past decade, makes the expensive renovation and continued operation of three elementary schools irresponsible. While the Board and our town are committed to maintaining and improving the programs of our highly regarded schools, Mansfield faces a potentially significant decline in revenue. In that light, it seems prudent to have fewer but slightly bigger buildings. These new buildings would provide greatly increased efficiency and savings in terms of maintenance, energy costs and redundant staffing. Reducing these operating expenses (as opposed to considering reductions in programs and/or increases in student/teacher ratios) is in direct alignment with the Mansfield 2020 plan and BOE goals.
- An investment in upgrading and repairing our current three elementary schools over twenty years at a cost of 20 million dollars (option A) will simply result in seventy year old schools with many of the same items needing to be addressed again.
- Elementary school enrollment has declined by 11% over the past ten years. Projections indicate that the decrease will reach 20% by 2014. Therefore it is possible, even likely, that we may need to close an elementary school at some future date.
- In addition to upgrading our facilities, there are real educational, security, and community reasons that make Option E the best choice for the next fifty years.

EDUCATIONAL CONSIDERATIONS

Because new buildings would be constructed while existing schools continue to operate normally, there would be no disruption to the learning experience of our students during construction at the elementary schools.

Slightly larger elementary schools (320-350) would improve the social-emotional opportunities for our students to find others with common interests, reducing the chance they could feel isolated or “different”. Sometimes, in very small schools, kids struggle to find other children to connect with. Increased numbers of students within the school creates the possibility for increased diversity and more creative groupings. A few more teachers at each grade level would also provide more options for student placement.

Slightly larger elementary schools would improve the ability of teachers, particularly at grade level, to collaborate, plan and share best practices. There would be similar benefits with respect to articulation between grade levels.

Two elementary schools (vs. three) would make it easier to stay within district classroom size guidelines. In our current model, class sizes at the same grade level in different schools can vary. With two schools, it will be easier to monitor appropriate class size and provide each building principal with the ability to address changes in student population.

Currently, the three or four schools “share” some staff. A number of staff specialists spend part of their day traveling from one school to another. Reducing the number of schools will reduce travel time and allow our specialists to spend more time with students. This will benefit many programs, including art and music. There would be more efficient use of time for Special Education services such as counseling, speech and language services, occupational therapy and physical therapy.

Additionally, Special Education services would benefit from vastly improved, dedicated spaces that do not exist in our current buildings.

Larger, more uniform room sizes are an important benefit of new construction in the elementary schools. Pre-K and Kindergarten classrooms would be 1200 square feet and other elementary classrooms would be 900 square feet. These sizes provide the required space for individual and group activities as well as the equipment and storage needed in today’s classrooms. Our current configurations are small, inconsistent and often inadequate.

As previously mentioned, the new elementary schools would promote sustainability and efficient use of resources. LEED certified schools offer multiple features that could be included in district science and social studies curricula and used to model sustainability to students.

Two new elementary schools would provide greater flexibility than the one school option (Option D) recommended by the building committee in the event that the enrollment increases at some point in the future. There would be a total of seven classrooms at each grade level in the one school elementary option, while there would be four each (total of eight) available in Option E.

FACILITY FACTORS

As recommended by public safety officials, the two new elementary schools would be designed with offices located by the front entrance, improving security and controlling access. This would also be the case at the renovated middle school.

The new elementary schools would promote sustainability and efficient use of resources. They could be designed to be LEED (Leadership in Energy and Environmental Design) certified, thereby reducing the district's carbon footprint.

The two new elementary schools would be designed with state-of-the-art library/media centers, modern energy management and security systems. They would include significant amounts of natural light and be air conditioned. Our current schools require improvement in all of these areas.

Temporary, relocatable classrooms at the Mansfield Middle School and Southeast School, which are nearing the end of their life cycles, would be replaced with permanent construction. At the middle school, this will solve the security challenge that a separate, detached building presents.

The two new elementary schools would be designed with separate cafeterias and gymnasiums – a substantial improvement that will have an immediate and lasting benefit on the quality of our programs.

The property on which the two new elementary schools would be built would have important and necessary vehicle access and pedestrian safety improvements, particularly for student drop-off and pick-up. This is a real safety concern currently, particularly at Southeast School.

There are current and anticipated needs for roof repairs or replacements, plumbing and electrical work, gym floors, gym partitions, boiler replacements, oil line replacements, and septic field work at the various schools. All of these would be addressed in the new project.

Option E is superior to Option C (close one elementary school, remodel the middle school and two elementary schools) in part because it is less expensive after state reimbursement. Due to the small number of students in our three elementary schools relative to building square footage, the state will reimburse more for new, consolidated construction. Further, Option E results in brand new and efficient schools and all the related benefits that come with that – including lower operating costs.

COMMUNITY CONSIDERATIONS

Two slightly larger schools are a good balance between much-needed efficiencies and the small community feeling important to the Board and the town's residents.

Enrollment when the proposed new schools open in 2014 is projected to be around 630 students. Each school would serve about 315 children.

Two new elementary schools would impact significantly fewer families than one new school. It is likely that fewer children would need to go to a new location once the new buildings open in 2014.

A number of Board members feel that two schools (as opposed to one bigger school) will make it easier for administrators to focus on building and sustaining a sense of community rather than running a large organization.

Both the middle school and the two new elementary schools would be designed to welcome use by community organizations. Consideration could be given to inclusion of a Family Resource Center in one or both of the new schools, or where one of the existing schools is currently located. This is an area of need identified by Mansfield Advocates for Children.

If the two new elementary schools were built on existing school properties, the result would be only one property for the town to decide how to repurpose. Some community members are concerned that repurposing old school buildings may increase expense.

ADDITIONAL CONCERNS AND RECOMMENDATIONS

The Goodwin site should be completely evaluated as a possible home to one of the two new elementary schools. Because of the existing lot size and other factors, the site is not viewed as likely by town staff. Nonetheless, a complete and thorough evaluation should be completed. Due to its geographic location in the north end of town and the nature of the neighborhood around Goodwin, no school at that location would be a significant change to a part of our community already facing other challenges.

In the event that the decision is made not to have a school on the site of the current Goodwin school, the re-purposing of the property should be thought out carefully. The planning process should include community members from the Goodwin neighborhood and possibly the Quality of Life Committee. In that event, the property should be re-purposed with the focus on maintaining and improving the neighborhood.

Design of any new schools should include input from the town's Sustainability and Quality of Life Committees, Mansfield Advocates for Children, and of course the Mansfield Board of Education. It should also include input from teachers and parents. The Sustainability Committee, for example, has already developed a list of interesting and worthwhile considerations for any new buildings.

While the current site of the Mansfield Middle School was eliminated as a possible location for Option D (one large elementary school) – it should be re-evaluated for the possible location of one of the two slightly larger elementary schools. This site is somewhat more central and closer to the northern end of town. A possible downside to this would be two existing school sites for the town to decide what to do with.

Consideration should be given to the area known as “Four Corners” for the location of one of the two new elementary schools. As the town considers development there, would a school make sense? Proximity to walking paths should also be a consideration for school locations.

The town should completely investigate use of any land currently owned by the University of Connecticut. This should include the possibility of trading land between the town and the University.

The Building Committee and the architects should be asked to review Option E for possible reduction of costs in the design of the two new schools and the work at MMS.

Full consideration should be given to the fact that building costs are low and reimbursement is currently available. Postponing any project could result in increased

cost. Further, any extended delay will increase the chance that some major repairs will need to be done on the existing buildings.

If any new building is approved, it should be the policy of the town to re-use or re-purpose any assets from the old schools not needed in the new ones. Further, the town should look to donate any of those assets to the schools of surrounding towns that could benefit from them.

Mansfield should give due consideration to the hiring of local contractors if the project moves forward.

Given that the scope of the project and design work has changed in many ways since the outset, some Board members feel consideration should be given to re-bidding the architectural services contract.

SUMMARY

The Mansfield Board of Education strongly supports Option E from the Family of Options generated by the School Building Committee. We have arrived at this position through thoughtful deliberation. The project balances the educational needs of our students with recognition of the fiscal restraints of our town. The project would meet all of the projected needs for the Mansfield Schools over the next fifty years; educationally, structurally and fiscally.

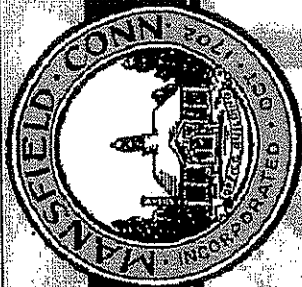
The Board's greatest concern with the proposal is the location of the schools. While two new elementary schools located at the current Southeast and Vinton sites appears to be the most tenable option, it would locate both schools toward the southern end of town. Further, there is concern about what would happen to the current Goodwin site. The neighborhood surrounding Goodwin School has a large number of rental properties, most of which are leased to UCONN students and the tone of the area is changing. Every consideration should be given to building one of the two new schools on that site. If that proves too costly or not otherwise practicable, we strongly urge that the site be re-purposed in a way that enhances the neighborhood.

Further, other options on the north end of town should be given due consideration before the final locations of the new schools are decided.

As the town council considers the proposal, the Board remains available to answer questions and concerns and participate in any way needed.

Appendix

FAMILY OF OPTIONS



OPTION		PROJECT SCOPE		PROJECT SCOPE		REVISED 04/27/2010	
		MIDDLE SCHOOL (MS)		ELEMENTARY SCHOOLS (ES)	Project Cost	Cost to Mansfield	Financial Impact
C	<ul style="list-style-type: none">• New School Office / Administration / Nurse's Complex at Upper Level• Replacement of 14 year old portables with new 4 Classroom Addition• Roof and window replacements, solar panels• Upgrade fire alarm systems• ADA and technology upgrades• New ADA compliant elevator• Selective heavy renovations		<ul style="list-style-type: none">• Completely renovate two ES• New addns. to accom. 350 student capacity at each school• Roof replacement• Design to provide improved educational facilities• Close one ES• Utilize new addns. for "swing space" while renovating existing areas• Total area approximately 105,000 s.f.• Location of addns. limited to site space availability• Limited vehicular traffic access improvements• Phased construction to maintain school occupancy	ES 52,751,247 MS 12,307,166 TOTAL 65,058,413	\$29.1M	MILL RATE: + 2.24 AVG. YRLY. COST INCREASE PER HOUSEHOLD: \$376	
D	<ul style="list-style-type: none">• New School Office / Administration / Nurse's Complex at Upper Level• Replacement of 14-year old portables with new 4 Classroom Addition• Roof and window replacements, solar panels• Upgrade fire alarm systems• ADA and technology upgrades• New ADA compliant elevator• Selective heavy renovations		<ul style="list-style-type: none">• Construct one new ES• Design to provide improved educational facilities• 700 student capacity• Close three existing ES• Total area approximately 101,000 s.f.• Maximize energy efficiency• Site design to incorporate separate parent and bus access	ES 35,898,556 MS 12,140,101 TOTAL 48,039,000	\$19M	MILL RATE: + 0.74 AVG. YRLY. COST INCREASE PER HOUSEHOLD: \$125	
E	<ul style="list-style-type: none">• New School Office / Administration / Nurse's Complex at Upper Level• Replacement of 14-year old portables with new 4 Classroom Addition• Roof and window replacements, solar panels• Upgrade fire alarm systems• ADA and technology upgrades• New ADA compliant elevator• Selective heavy renovations		<ul style="list-style-type: none">• Construct two new elementary schools at Southeast & Vinton sites, each with 350 student capacity• Demolish existing schools at each location (Southeast & Vinton)• Close Goodwin School• Total area approximately 122,000 s.f.• Maximize energy efficiency• Site design to incorporate separate parent and bus access	ES 46,941,228 MS 12,641,297 TOTAL 59,582,525	\$27M	MILL RATE: + 1.77 AVG. YRLY. COST INCREASE PER HOUSEHOLD: \$297	

**Town of Mansfield
School Building Committee**

Financial Information for the School Buildings Project

***May 12, 2010
(Revised)***

Prepared by: Finance Department

Mansfield School Building Committee
Estimated Cost Comparisons Recap
May 12, 2010 (Revised)

	Annual Budget				
2009/10	Option A	Option B	Option C	Option D	Option E
Total Project Construction Cost	\$ 30,380,000	\$ 81,185,000	\$ 65,058,400	\$ 48,039,000	\$ 59,583,000
Total Estimated Net Construction Cost	\$ 22,000,000	\$ 45,195,000	\$ 29,100,000	\$ 19,067,000	\$ 26,901,000
Estimated Reimbursement Rate	27.6%	44.3%	55.3%	60.3%	54.9%

Estimated Annual Costs:

Capital Improvements/20 yrs		1,100,000				
Debt Service Payment/20 yrs			4,751,600	3,041,376	1,977,250	2,803,750
Salaries & Benefits - All schools	15,849,654	15,654,654	15,654,654	15,100,654	15,030,654	15,075,654
Maintenance Costs (Incl Salaries) *	1,882,106	1,689,106	1,689,106	1,661,606	1,395,646	1,489,246
Net Annual Cost	17,731,760	18,443,760	22,095,260	19,803,635	18,403,550	19,368,650
Percentage Increase		4.0%	24.6%	11.7%	3.8%	9.2%

Taxable Grand List	926,094,925	926,094,925	926,094,925	926,094,925	926,094,925	926,094,925
Mill Rate Equivalent	19.15	19.92	23.86	21.38	19.87	20.91
Mill Rate Increase/(Decrease)		0.77	4.71	2.24	0.73	1.77
Average Cost per Household	3,217	3,346	4,008	3,593	3,339	3,514
(Median assessed value of \$168,000)						
Average Cost per Household Increase/Decrease		129	792	376	122	297

* Option D assumes building a fully LEED certified building w/specific modifications for cleaning & maintenance efficiency.

Note: Debt Service Payments reflect the estimated first full year of principal and interest payments. Debt service payments will decline as annual principal payments are made.

Mansfield School Building Committee
Estimated Mill Rate Breakdown
May 12, 2010 (Revised)

	2009/10	Option A	Option B	Option C	Option D	Option E
Taxable Grand List	\$ 926,094,925	\$ 926,094,925	\$ 926,094,925	\$ 926,094,925	\$ 926,094,925	\$ 926,094,925
Capital/Debt Service Costs	\$	1,100,000	\$ 4,751,500	\$ 3,041,375	\$ 1,977,250	\$ 2,803,750
Mill Rate Equivalent		1.19	5.13	3.28	2.14	3.03
Estimated Annual Costs:						
Salaries & Benefits - All schools	\$ 15,849,654	\$ 15,654,654	\$ 15,654,654	\$ 15,100,654	\$ 15,030,654	\$ 15,075,654
Maintenance Costs (Incl Salaries) *	1,882,106	1,689,106	1,689,106	1,661,606	1,395,646	1,489,246
Total Salaries, Benefits & Maint. Costs	17,731,760	17,343,760	17,343,760	16,762,260	16,426,300	16,564,900
Estimated Change in Annual Costs		(388,000)	(388,000)	(969,500)	(1,305,460)	(1,166,860)
Mill Rate Equivalent		(0.42)	(0.42)	(1.05)	(1.41)	(1.26)
Net Change in Mill Rate		0.77	4.71	2.24	0.73	1.77

Average Cost per Household Increase/Decrease
(Median assessed value of \$168,000)

	129	792	376	122	297
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Mansfield School Building Committee
Adjustments to Operating Costs From 2009/10 Adopted Budget
May 12, 2010 (Revised)

	Option A	Option B	Option C	Option D	Option E
\$	(195,000)	(195,000)	(749,000)	(819,000)	(774,000)
(1) Salaries/Wages and Benefits	(4,000)	(4,000)	(46,500)	(63,000)	(20,500)
(2) Salaries/Wages and Benefits - Maintenance	(165,000)	(165,000)	(165,000)	(381,600)	(337,500)
Energy Adjustments	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)
Refuse Collection	(6,000)	(6,000)	(6,000)	(6,000)	(1,000)
Building Maintenance Service				(19,000)	(14,000)
Building Repairs				(12,000)	(7,000)
Equipment Repair				4,000	4,000
Alarm Service				(2,000)	
Grounds Supplies				(18,860)	(13,860)
Building Supplies			15,000	30,000	15,000
(3) Maint. Of "Abandoned" Buildings					
Net Adjustments to Operating Costs	(388,000)	(388,000)	(969,500)	(1,305,460)	(1,166,860)

(1) Reductions in Staffing	3 certified	3 certified	9.6 certified 5 non-certified 1 custodial	10.1 certified 6.5 non-certified 1 custodial	9.6 certified 6.0 non-certified
(2) Reductions in Staffing			n/a	1 School	2 Schools
(3) Demolish (cost incl in construction) Maintain vacated building			1 School	2 Schools	1 School

Mansfield School Building Committee
Estimated Cost Comparisons
May 12, 2010 (Revised)

	2009/10	Option A	Option B	Option C	Option D	Option E
Total Estimated Net Construction Cost		\$ 22,000,000	\$ 45,195,000	\$ 29,100,000	\$ 19,067,000	\$ 26,901,000
Estimated Annual Costs:						
Capital Improvements/20 yrs		1,100,000				2,803,750
Debt Service Payment/20 yrs						12,062,280
Salaries & Wages	12,681,480	12,525,480	4,751,500	3,041,375	1,977,250	2,803,750
Benefits	3,168,174	3,129,174	12,525,480	12,082,280	12,026,280	12,062,280
Estimated Annual Maintenance Costs*:						
Salaries & Wages	653,310	653,310	653,310	619,310	619,310	653,310
Benefits	182,326	182,326	182,326	173,826	173,826	182,326
Substitutes	25,000	25,000	25,000	25,000	20,000	20,000
Overtime	51,500	51,500	51,500	51,500	40,000	40,000
Summer Help	16,000	12,000	12,000	12,000	12,000	12,000
Travel & Conference Fees	1,000	1,000	1,000	1,000	1,000	1,000
Training	2,000	2,000	2,000	2,000	2,000	2,000
Prof & Tech Services	1,500	1,500	1,500	1,500	1,500	1,500
Refuse Collection	38,000	20,000	20,000	20,000	20,000	20,000
Bldg Maintenance Service	46,000	40,000	40,000	40,000	40,000	45,000
Building Repairs	39,000	39,000	39,000	39,000	20,000	25,000
Equipment Repair	42,000	42,000	42,000	42,000	30,000	35,000
Alarm Service	8,000	8,000	8,000	8,000	12,000	12,000
Voice Communications	53,800	53,800	53,800	53,800	53,800	53,800
Grounds Supplies	4,000	4,000	4,000	4,000	2,000	4,000
Energy-Fuel Oil, Elec, Nat Gas	637,500	472,500	472,500	472,500	255,900	300,000
Propane	12,500	12,500	12,500	12,500	12,500	12,500
Clean Energy	610	610	610	610	610	610
Building Supplies	63,860	63,860	63,860	63,860	45,000	50,000
Uniforms	1,600	1,600	1,600	1,600	1,600	1,600
Equipment Other	2,600	2,600	2,600	2,600	2,600	2,600
Maintenance of "abandoned" bldg				15,000	30,000	15,000
Net Annual Cost	17,731,760	18,443,760	22,095,260	19,803,635	18,403,550	19,368,650

Taxable Grand List	926,094,925	926,094,925	926,094,925	926,094,925	926,094,925	926,094,925
Mill Rate Equivalent	19.15	19.92	23.86	21.38	19.87	20.91
Mill Rate Increase/(Decrease)		0.77	4.71	2.24	0.73	1.77
Average Cost per Household (Median assessed value of \$168,000)	3,217	3,346	4,008	3,593	3,339	3,514
Avg. Cost Increase/(Decrease)		129	792	376	122	297

* Assumes building a fully LEED certified building and specific modifications for cleaning & maintenance efficiency.
Energy costs estimated at .50/sq foot for an Energy Star rating of 75 or better.

NEW ELEMENTARY SCHOOL

Preliminary Square Footage Program

Projected Enrollment = 350

REV. 3-26-10 & 4-23-10

	PROPOSED			Capacity	Comments
	No.	Sq.Ft. Each	Total Net Area	(Students)	
Classrooms					
PK	2	1200	2,400	60	Half-day sessions
Toilet	2	50	*		*Area in building total
K	4	1200	4,800	60	Full-day sessions
Toilet	4	50	*		*Area in building total
Grades 1-2 (modular cr's)	0	0	-	0	
Grades 1-4	16	900	14,400	336	
				456	Total Students Capacity
				426	Full-Time Equivalents
Specials					
Art	1	900	900		
Kiln & Storage	1	110	110		
Music	1	900	900		
World Language	1	400	400		
Computer	1	900	900		
Workroom	1	200	200		
Enrichment	1	660	660		
Gymnasium	1	5000	5,000		
P.E. Storage	1	150	150		
Outdoor P.E. Storage	1	100	100		Not part of Gym
Multipurpose					Cafeteria, Auditorium
As Cafeteria	1	2650	2,650	177	Seats capacity
Kitchen	1	1500	1,500		
Storage	1	500	500		
As Auditorium				379	Seats capacity
Platform	1	800	800		
Library/Media Center					
Main Room & SWEIT	1	2000	2,000		
Reading Center	1	350	350		
AV Storage	1	100	100		
Greenhouse	0	350	*		*Area in building total
SpEd					
Special Ed self-contained	1	900	900		
Title 1/Resource	2	300	600		
OT/PT	1	400	400		
Speech	1	250	250		
Psychologist	1	100	100		
Administration					
Main Office	1	500	500		
Principal	2	250	250		
Conference	1	160	160		
Storage	1	100	100		
Nurse's Office					
Cot Room	1	350	350		
Office	1	150	150		
Storage	1	50	50		
Toilet	1	50	50		
Teachers					
IA Workroom	0	400	-		
Teachers' Lounge	1	400	400		
Toilets	2	100	*		*Area in building total
Teacher Prep	1	300	300		
Storage	1	200	200		
BUILDING TOTAL AREA					
Subtotal of spaces listed above			43,580	Net Sq. Ft.	71%
Circulation, toilets, custodians, mech., walls, etc.			17,432		29%
TOTAL BUILDING AREA			61,012	Gross Sq. Ft.	100%
State Standard Space Specs					
Projected Enrollment: 0 - 350					
Grades PK-4: 124 sq. ft. per student					
350 students X 124 =			43,400	Net Sq. Ft.	
Using an assumed net-to-gross sq. ft. factor of approximately 5%, the maximum eligible for State reimbursement is estimated to be 45,570 gross sq. ft.					

Newfield Construction, Inc.
Two New Elementary Schools at Vinton and Southeast, Demolish

Mansfield Schools

OPTION E

OPTIONE

Two New Elements

Two New Elementary Schools at Vinton and Southeast, Demolish

Total Project Cost Analysis	700 Students	Existing Vinton and Southeast Schools, Close Goodwin.

Existing Vinton and Southeast Schools, Close Goodwin.

Existing Vinton and Southeast Schools, Close Goodwin.

March 26, 2010

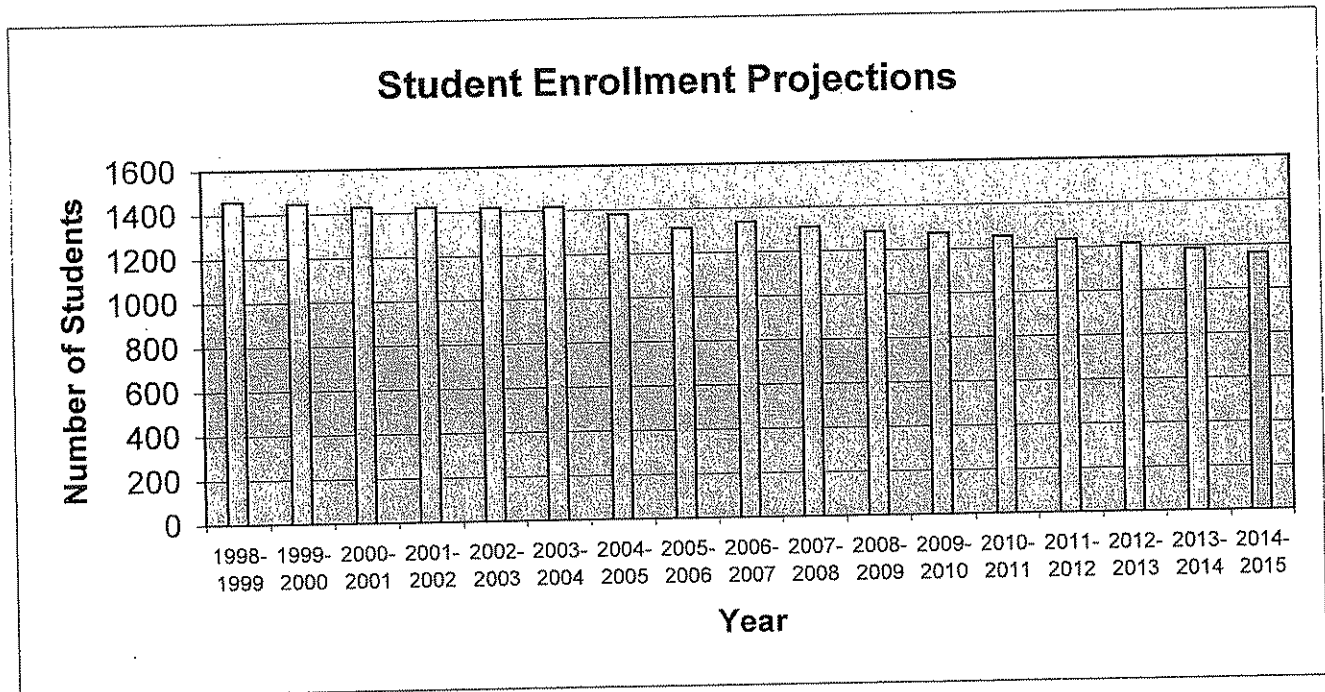
	New Vinton School			New Southeast School			Middle School			
	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	Grand Totals
Heavy Renovations	0	240	0	0	240	0	4,821	240	1,157,040	
Roof Replacement	0	15	0	0	15	0	79,538	15	1,193,070	
Solar Panels			0			0			1,953,858	
Window Replacement			0			0			450,000	
Demolish Vinton & Southeast Schools	34,520	17	586,840	38,065	17	647,105	0	17	0	
Site			3,000,000			3,000,000			1,100,000	
New Construction	61,012	230	14,032,760	61,012	230	14,032,760	9,358	350	3,275,300	
Total Construction Costs			17,619,600			17,679,865			9,129,268	
Estimated Soft Costs			3,876,312			3,889,570			2,008,439	
Construction and Soft Costs			21,495,912			21,569,435			11,137,707	
Escalation 3% per year	3yr	9%	1,934,632	3yr	9%	1,941,249	4.5 Yr	13.5%	1,503,590	
Total Project Budget			23,430,544			23,510,684			12,641,297	59,582,526
Net State Reimbursement			12,684,130			12,727,514			7,270,380	32,682,024
Cost to Mansfield			10,746,414			10,783,171			5,370,917	26,900,502
Estimated Ineligible Costs			880,980			883,993			1,369,390	
Estimated Eligible Costs			22,549,564			22,626,691			11,271,907	
State Reimbursement 75%			16,912,173			16,970,018			8,453,930	
Reimbursement Penalty			-4,228,043			-4,242,505			-1,183,550	
Net State Reimbursement			12,684,130			12,727,514			7,270,380	32,682,024
Existing Square Footage (net)	34,520			38,065			110,433			
Proposed Square Footage (net)	57,961			57,961			116,197			
State Allowable Sq. Footage	43,400			43,400			99,712			
Square Footage Penalty %	25%			25%			14%			
Demolish Goodwin School*	37,466	17	636,922							
*Not included in Cost to Mansfield										

*Not included in Cost to Mansfield

STUDENT ENROLLMENT PROJECTIONS
(Based on October 1 Enrollment)

Year	Goodwin	Southeast	Vinton	Elem Total	Total MMS	Students Outplaced	District Total
1998-1999	299	237	253	789	665	5	1459
1999-2000	280	257	256	793	650	4	1447
2000-2001	272	249	259	780	645	4	1429
2001-2002	250	248	254	752	665	5	1422
2002-2003	256	253	253	762	649	5	1416
2003-2004	259	228	249	736	677	3	1416
2004-2005	230	242	245	717	656	6	1379
2005-2006	215	239	230	684	621	7	1312
2006-2007	212	263	251	726	606	5	1337
2007-2008	201	245	261	707	594	8	1309
2008-2009	201	247	250	698	580	5	1283
2009-2010	196	238	273	707	563	3	1273
2010-2011	n/a	n/a	n/a	688	565		1253
2011-2012	n/a	n/a	n/a	673	562		1235
2012-2013	n/a	n/a	n/a	657	556		1213
2013-2014	n/a	n/a	n/a	642	542		1184
2014-2015	n/a	n/a	n/a	638	524		1162

* Resident students receiving special education services at out-of-district placements.





TOWN OF MANSFIELD DEPARTMENT OF PUBLIC WORKS

Lon R. Hultgren, P.E., Director

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268-2599
(860) 429-3331 TELEPHONE
(860) 429-6863 FACSIMILE

April 8, 2010

Mark La Placa, Chair
Mansfield Board of Education
4 South Eagleville Road
Storrs, CT 06268

Dear Mr. LaPlaca:

The Mansfield Town Council appointed a Sustainability Committee that began meeting in June 2009. This committee is charged with "maintaining a general overview of the sustainability for the Town, providing guidance to the Town Council regarding sustainability principles to be adopted, monitoring implementation of principles as adopted, collaborating with Town boards and commissions to advance sustainability principles and policies and seeking information from other organizations to aid in the development of programs and initiatives that will further the sustainability goals established." Sustainability can be described as the use of ecosystems and their resources in a manner that satisfies current needs without compromising the needs or options of future generations. The committee is made up of a representative from the Town Council, Planning and Zoning Commission, Mansfield Board of Education, Region 19 Board of Education and University of Connecticut. Three residents have also been appointed to the committee. The Sustainability Committee has spent its first year learning about what other committees and Town departments are doing that relate to sustainability. Members had expressed interest in learning about the school building project, and at the March 24, 2010 meeting Superintendent Fred Baruzzi reviewed the project with us.

In examining this project, the Sustainability Committee thought locating a new school warrants these general considerations:

- Does it fit into the long term vision of the Town?
- Is it nearby areas targeted for residential and commercial growth?
- Does the surrounding infrastructure support access via walking, biking and public transit?
- What is missing in the existing infrastructure that will support its connectivity to the community?

Specific considerations for the Southeast School building location:

- Create a walkable location with sidewalks and suitable lighting
- Extend the transit bus route to the school
- Energy efficient reuse of the vacated schools that fits into the vision of the Town's strategic and economic development plans
- There is assistance available for renovating or building new "high performance schools" through the Institute for Sustainable Energy at Eastern Connecticut State University. Bill Leahy, Executive Director of Institute is looking for participants. His number is 456-0252. (Mr. Baruzzi is aware of this.)
- The Sustainability Committee is willing to help facilitate green design charettes as the specifics of the project are addressed
- A sustainability committee member would be happy to serve as liaison to the school building committee

At present, Holly Matthews is the Board of Education representative to the Sustainability Committee. The committee is staffed by Matt Hart, Lon Hultgren and Virginia Walton. Questions can be directed to any of them. While we understand there are many considerations that will direct this and any future school building project, we hope that sustainability will remain an important one. Please consider this letter as the Sustainability Committee's offer to help make this so.

Sincerely,

Leigh Duffy
Leigh Duffy signed by Virginia Walton
Sustainability Committee Chair

Cc: Matt Hart, Town Manager
Lon Hultgren, Director of Public Works
Virginia Walton, Recycling Coordinator
Sustainability Committee members
File